



## **Executive Director's Report**

June 22, 2022

The US-78/GA-10 paving continues and is making progress toward the projected completion date of August 2022. While traffic has been an issue with the early start (7PM), the traveling community has adjusted their routes to accommodate the lane shifts.

The CID staff has completed the first edition of the Strategic Plan. As discussed, this will be a dynamic document. Our suggestion is to provide a briefing to the Board on a quarterly basis. In the June meeting, we will present the strategies to the Board. Board Member are encouraged to review the document, in detail, to determine if any Board Member has an interest in becoming a Strategic Champion.

Mark Farmer of the Department of Economic Development for Gwinnett County visited the CID in late April. The purpose this meeting was to familiarize himself with the offering of the properties within the CID. Since his meeting, he has continued to communicate with the CID regarding leads the county has received through their office.

On May 9<sup>th</sup>, Tyler Richards, the Director of DWR (Department of Water Resources) visited the CID. She provided a great overview of the present and future plans for sanitary sewer within the County. One of the most interesting comments was that there are at least 80,000 septic tanks in Gwinnett County. (See Attachment A). If the county decided to add sewer to 40,000 of the 80,000, that decision would cost the county 1 Billion, with a B, dollars.

While we don't see the results of the department's efforts, if the county continues to grow at the projected level, some very significant expenditures lie ahead for the county and the taxpayers of the county. As an aside, there will be a need for a new treatment plant to accommodate growth. The cost of that facility in today's dollars is over 1 Billion dollars.

The CID has received the County's projected tax digest. On June 16<sup>th</sup>, Steward Oliver provided the tax digest. After a review, it appears the district's values have increased by 54%. This is a preliminary gross tax digest increase. This increase is based on new growth and value update projections. This increase will enable the CID to recover from the years where collections were in the \$700,000 range. As new funding opportunities are announced, the CID will be well positioned to be able to meet the match requirements for the most desirable grants and other funding sources requiring a match. With that having been said the CID will continue to budget very conservatively.

The Atlanta Regional Commission held its annual LINK trip to Austin, TX. The focus of this trip was to look at opportunities that could be transferred to the Metro Atlanta area. Austin is known as the blue dot in a sea of red. They are enjoying the relocations to the area from California, Oregon, and Washington. Major tech companies like Google, Dell, and Tesla have a presence within the region.

We had an opportunity see their approach to transit. Their light rail system extends across three counties and coordinated through and "overarching" management platform. This platform has been developed over a 20 plus year period.

Evermore Community Improvement District continues to witness expansion of businesses and residential development adjacent to the Corridor. In addition to the 400 housing units, there will be another, approved, housing development on the 28 acres located adjacent to the Lowes Home Improvement Center.

The demolition of the offices and other facilities at the Stone Mountain RV Park continues. There are several construction vehicles traversing the area. This is an indicator of the pace for the construction of the new housing units to be located on the site.

One measure of a community is the reinvestment and improvement to a current location. The Hyundai dealership is expanding their facility. This expansion is estimated to cost 3.5 million dollars. We are very pleased to see this expansion taking place. Additionally, one of the remaining old car dealerships is planning a significant expansion to their facilities. The Hyundai dealership is the fourth dealership that has reinvested in its current facilities within the past two years.

As has been a tradition, the CID participated in the Valor Award this year. The amazing efforts of all first responders was most impressive. Officer Aaron Devries, Snellville Police Department received the Life Saving Award over all other nominees. If you see him, please recognize his heroic effort and professionalism.

**Collector Road Phase III Evermore North Blvd. (Hewatt-Parkwood-Britt):**

For the first time, this time, the Board will see the results of efforts stretching back to 2007. At that time, the Board requested an earmark from then Congressman John Linder and received the requested funds. Since that time, many changes have occurred; the Board of Directors has completely changed, the plan for the project has changed and maybe just as important, sanitary sewer has been added to the project. At the Board meeting, on the table, will be the final plans for the project. As has been noted, the project is scheduled for let in this month.

The project will begin with a 30–40-foot ditch. The purpose will be to have the sanitary sewer in place prior to any road construction. In addition, the new sewer must be up and running to connect buildings currently on a private sewer system.

**General Comments:**

Brightview continues to exceed expectations in spite of the construction and repaving of US-78/GA-10. We have found their staff to be very responsive and pay great attention to detail. Yes, there are issues, but ones that are diagnosed and corrected quickly. Shawn Lesko is the project manager. He appears to be available anytime, day or night. We never hear they are short staff or other reason why the job doesn't get done; it just gets done.

As a part of the CID's Strategic Plan, we have engaged the assistance of a summer intern to aid in the development of a comprehensive list of property and business owners within the corridor. This has been, and will continue, to be a lengthy and time-consuming process. With that having been said, we are receiving very positive comments about the effort to link our property owners and businesses to the current activities of the CID and in some cases, their neighbors.

We continue to meet with prospects from the joint CID developer's event. We have seen real interest generated by the event. Several developers are now evaluating opportunities within the CID.

As has been discussed previously, the CID staff are engaged in initial steps in preparation of the anticipated of a call for the 2023 SPLOST. We currently are developing a comprehensive list of potential projects for the Board's consideration. Currently, one of the areas for the SPLOST requests will be a connecting trail along Yellow River. The proposal would run along the river from the DWR property (34 acres) on Riverside Dr. and continuing to Vecoma along the Yellow River. Currently, the county has a trail plan for the Yellow River Park. In addition to the trail, we will propose a pocket park on the southside of US-78 at Lake Lucerne Road intersection. The plan is to connect these two projects.

The CID staff is continuing to follow the implementation and opportunities for involvement of the IIJA funding through the Federal program. There are a number of opportunities for funding of roads, parks and other amenities applicable for the CID.

























